

LOT 12 SOUTH POINTE S/D.  
919-315, PB 1017-872 THRU 879, D

KISIEL JAN F  
402 SW ADOBE POINTE LANE  
LAKE CITY, FL 32024

2025

17-4S-16-03051-112



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |                    |    |
|----------|--------------------|----|
| Quality  | 07                 | 07 |
| DOR CODE | 0100 SINGLE FAMILY |    |

|                  |          |          |    |
|------------------|----------|----------|----|
| MAP NUM          |          | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 17416.00 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,359            | 100         |      | 2,359        | 246,537              |
| FGR       | 659              | 55          |      | 362          | 37,832               |
| FOP       | 141              | 30          |      | 42           | 4,389                |
| FOP       | 286              | 30          |      | 86           | 8,988                |
| FSP       | 110              | 40          |      | 44           | 4,599                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,555 |  |  | 2,893 | 302,345 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 5,735.00 | UT | 2.50  |
| 2              | 0020       | BARN, FR    | 0   | 100 | 32 | 53 | 1,696.00 | UT | 13.00 |
| 3              | 0060       | CARPORT F   | 0   | 100 | 18 | 20 | 360.00   | UT | 5.00  |
| 4              | 0166       | CONC, PAVMT | 0   | 100 | 32 | 32 | 1,024.00 | UT | 2.50  |
| 5              | 0060       | CARPORT F   | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00  |
| 6              | 0210       | GARAGE U    | 0   | 100 | 24 | 30 | 720.00   | UT | 16.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,893     | 122.4916    | 132.29         | 382,715        | 2003 | 2003 | 0    | 0    | 21.00 | 79.00  |

1 SINGLE FAM - 100% - 2006

Heated Area: 2359

HX Base Yr 2006

Floor plan diagram showing areas FOP, FSP, BAS, and FGR with dimensions. The diagram includes a large central area labeled BAS, and several smaller areas labeled FOP, FSP, and FGR. Dimensions are provided for various segments of the plan.

|                                   |          |           |            |     |
|-----------------------------------|----------|-----------|------------|-----|
| 402 SW ADOBE POINTE LN, LAKE CITY | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                                   | XF DATE  | LAND DATE |            |     |
|                                   | INC DATE | AG DATE   |            |     |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 302,345   |             |
| TOTAL MARKET OB/XF VALUE  |  | 52,266    |             |
| TOTAL LAND VALUE - MARKET |  | 55,000    |             |
| TOTAL MARKET VALUE        |  | 409,611   |             |
| SOH/AGL Deduction         |  | 102,033   |             |
| ASSESSED VALUE            |  | 307,578   |             |
| TOTAL EXEMPTION VALUE     |  | 13 HX HB  | 307,578     |
| BASE TAXABLE VALUE        |  | 0         |             |
| TOTAL JUST VALUE          |  | 409,611   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 394,944   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 19119      | SFR         | 349 | 01/16/2002 |

| SALES DATA                    |            |           |       |       |        |
|-------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 1538/573                      | 4/18/2025  | LE        | U     | I     | 14     |
| GRANTOR: KISIEL JAN F (LE)    |            |           |       |       |        |
| GRANTEE: KISIEL MISTY LEE (R) |            |           |       |       |        |
| 1453/632                      | 11/22/2021 | LE        | U     | I     | 14     |
| GRANTOR: KISIEL JAN F         |            |           |       |       |        |
| GRANTEE: KISIEL JAN F         |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W18 FSP= W11 S10 E11 N10\$ S10 W11 FOP= N10 W15 S10 E1 S10 E11 R3 U3 N7\$ S7 D3 L3 W11 N10 W15 S50 E15 N2 FOP= E18 N7 W13 N3 W5 S10\$ N10 E5 S3 E13 FGR= S19 E25 N29 W3 S3 W22 S7\$ N7 E22 N3 E3 N41\$. |  |  |  |  |  |  |  |  |  |